

AMTRAK MAINTENANCE FACILITY PROJECT



State Announces Public Comment Period on Site Cleanup

It is DTSC's mission to restore, protect and enhance the environment, to ensure public health, environmental quality and economic vitality, by regulating hazardous waste, conducting and overseeing cleanups, and developing and promoting pollution prevention.

State of California



California
Environmental
Protection Agency



INTRODUCTION

The California Environmental Protection Agency, **Department of Toxic Substances Control (DTSC)** is distributing this fact sheet to familiarize the community with the proposed soil cleanup and groundwater monitoring plan (the **draft Removal Action Workplan** or draft RAW) for the future Amtrak Oakland Maintenance Facility site (Site) located at the southwest corner of 3rd and Union Streets in Oakland, California.

The draft RAW recommends certain soils contaminated with low-levels of **polychlorinated biphenyls (PCBs)** be excavated and disposed of at an approved disposal facility, that a protective barrier be maintained over a portion of the Site, that groundwater and Site conditions be monitored during the construction of the Amtrak Maintenance Facility, and that upon project completion long-term groundwater monitoring be performed. DTSC is also proposing a Notice of Exemption for the Site under the **California Environmental Quality Act (CEQA)**. Amtrak is conducting the work with oversight provided by DTSC, to ensure appropriate state and federal regulations are followed.

This fact sheet provides information on the public comment period and meeting, past environmental investigations, and the proposed method to clean up soil and monitor groundwater at the Site.

***All words in bold print are defined in the glossary provided on page 5.**

PUBLIC COMMENT PERIOD

DTSC is inviting the public to review and comment on the draft RAW during a formal 45-day public comment period being held from December 12, 2001, to January 25, 2002. All public comments will be considered and responded to in making the final decision for this Site. Please send comments, postmarked no later than January 25, 2002, to:

Lynn Nakashima, Project Manager
Cal/EPA, DTSC
700 Heinz Avenue, Suite 200
Berkeley, CA 94710-3952
(510) 540-3839
lnakash@dtsc.ca.gov

PUBLIC MEETING

DTSC will hold a public meeting to explain this project to interested community members, answer questions, and receive public comments.

Date: January 16, 2002
Open House : 5:30 – 6:00 p.m.
Meeting: 6:00 p.m.
Location: Jubilee West – Annex Rm.
1485 8th Street
Oakland, CA

SITE BACKGROUND

The energy challenge facing California is real. Every Californian needs to take immediate action to reduce energy consumption. For a list of simple ways you can reduce demands and cut your energy costs, see our website at www.dtsc.ca.gov.

The Site is about 18 acres and is located at the intersection of Union and 3rd Streets in Oakland, California (Figure 1), and is zoned for general industrial and commercial uses. There are no residences in the immediate Site vicinity. However, there is a 33- unit, three-story, live-work building on the corner of Adeline and 5th Streets. There is also a small and relatively well-defined residential neighborhood approximately a block to the northwest of the Site.

The Site and adjacent areas were formerly tidal marshes, which were filled during the late 1800s and early 1900s. Subsequently, railroad tracks and related facilities were built on the Site. The majority of the Site consists of unpaved dirt areas that have been used primarily for rail and freight operations.

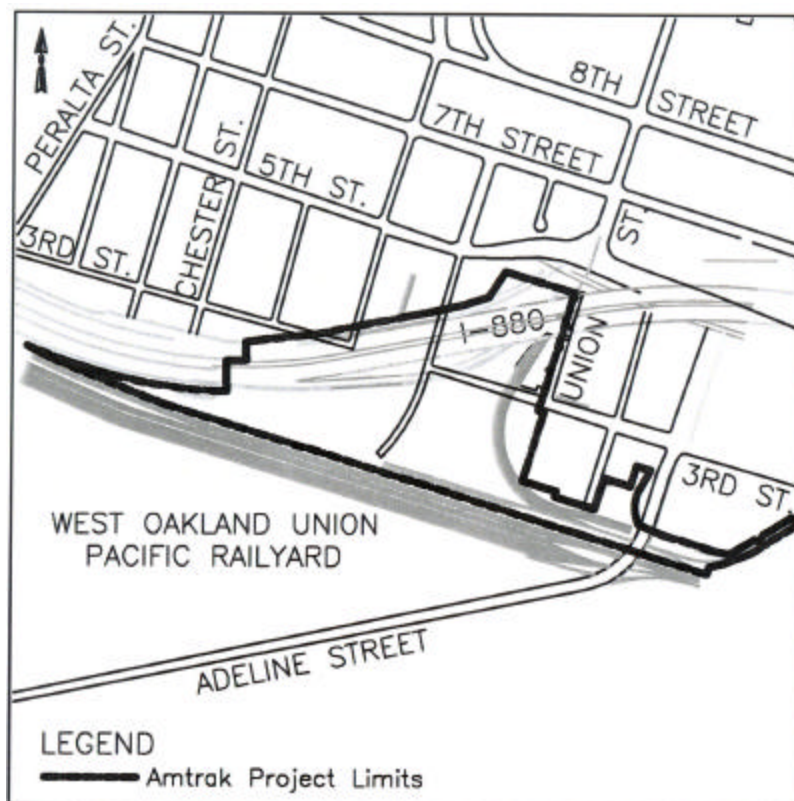


Figure 1 – Site Location Map

The Site was owned by Union Pacific Railroad until 1999, when it was sold to

Amtrak. Upon purchasing the property, Union Pacific Railroad and Amtrak jointly entered into a voluntary cleanup agreement with DTSC to ensure that the proposed development of the Site and any necessary environmental remediation activities would result in the Site being safe for industrial and commercial uses.

SITE REDEVELOPMENT

In Spring 2002, Amtrak will begin construction of a new train maintenance facility at the Site. The maintenance facility consists of north and south parcels, separated by 3rd Street. The north parcel occupies about 2 acres of land between 3rd Street to the south and the I-880- freeway to the north. It is bounded on the east by Union Street. The 16-acre south parcel is bounded by 3rd Street and the I-880 freeway to the north and railroad tracks to the south.

Current plans call for the construction of a new 87,000 square foot maintenance shop, a 69,000 square foot service and inspection building, and train washer on the south parcel. The north parcel will be used as a parking lot. Figure 2 shows a computer generated picture of the future facility.

A Conditional Use Permit for this project was approved unanimously by the members the Oakland City Council in July 1999 and the Oakland City Council Planning Commission in May 1999. Amtrak worked

closely with the West Oakland community during the permit process. Three community meetings were held to discuss project issues and respond to community concerns. Two 30-day public comment periods for the permit process were held.

As part of the Conditional Use Permit, Amtrak is working with the City of Oakland to build a roadway from 3rd Street to Mandela Parkway. This new road will reduce traffic congestion in the surrounding areas.

SOIL AND GROUNDWATER INVESTIGATIONS

Two soil and groundwater investigations have been conducted at the Site since 1994. These investigations involved collecting and analyzing about 100 samples of soil and 39 samples of groundwater. Soil sample results indicate that Site soils contain low-levels of **polycyclic aromatic hydrocarbons (PAHs)**, **petroleum hydrocarbons**, **lead** and **arsenic**. Elevated levels of PAHs and **benzene** are also present in soil beneath the northern portion of the Site. In addition, a small portion of the southern area of the Site has soil containing low-levels of **polychlorinated biphenyls (PCBs)**.

Groundwater sample results indicate that groundwater below the existing rail yard contains petroleum hydrocarbons and PAH's at very low levels. Because the shallow groundwater in the Site vicinity is salty and has a high level of total dissolved solids, it is not a potential source of drinking water. East Bay Municipal Utilities District supplies the drinking water to this area.



Figure 2 – Planned Maintenance Facility

HUMAN HEALTH RISK ASSESSMENT

In May 2001 a human health risk assessment was completed for the Site which evaluated potential risks to human health by exposure to Site contamination. This study confirmed that the contamination at the Site is at levels that do not pose a significant health risk to construction workers, future on-site workers, and local residents.

DRAFT RAW AND CLEANUP ALTERNATIVES

The draft RAW summarizes all previous reports and studies, outlines possible cleanup alternatives, and makes a final recommendation to clean up the Site. The cleanup alternatives considered in the draft RAW were based upon the future use of the Site as a train maintenance facility (industrial/commercial use). In the draft RAW these alternatives were evaluated based on the following three federally established criteria:

Effectiveness - Will the alternative protect human health and the environment, both in the short and long-term?

Ease of Implementation – Is the alternative feasible given technical and administrative constraints? Are the services and goods available that would be necessary to carry out the alternative?

Cost – What are the comparative dollar costs of each alternative?

The draft RAW then recommends which alternative is the preferred cleanup approach for the Site. Three alternatives were evaluated, as follows:

Alternative 1 - No Action: This alternative consists of conducting no cleanup work at the Site. Consideration of the “no action” alternative is required by law and serves as a comparison to other alternatives.

Alternative 2 - Institutional Controls: This alternative consists of a deed restriction on the Site, that would allow for industrial or commercial land uses only. The deed restriction would remain in effect if the property is sold. Soil and groundwater would be managed in accordance with a DTSC-approved plan during construction and any future site development activities.

Alternative 3 – Partial Barrier, Institutional Controls, Groundwater Monitoring, and Soil Excavation and Off-Site Disposal: This alternative consists of construction and maintenance of a 75,000 square-foot barrier over soils in the northwest corner of the Site, excavation and off-site disposal of about 330 cubic yards of soil containing PCBs, a deed restriction limiting future uses of the Site to industrial or commercial uses only, and implementing a groundwater monitoring program.

All work proposed in Alternative 3 would be conducted in accordance with a Site-specific health and safety plan that ensures the safety of on-site workers and local residents. Air would be regularly monitored and dust controlled during excavation work. All contaminated soils would be transported off-site in accordance with a strict transportation plan, and trucks would not be allowed to drive on residential streets. All Site plans would be approved by DTSC prior to the start of clean up activities.

PREFERRED ALTERNATIVE

Alternative 3 is identified as the recommended cleanup approach in the draft RAW. This alternative is protective of human health and the environment, complies with existing regulatory cleanup criteria, and allows full and beneficial use of the Site for a train maintenance facility.

GLOSSARY OF TERMS

Arsenic – A metal that is naturally occurring, but is also found in the environment due to man made sources. Arsenic can be toxic to humans and animals if eaten or inhaled.

Benzene – Commonly found in products like gasoline and has also been used as a solvent. Benzene is classified as a carcinogen.

California Environmental Quality Act (CEQA) – A law requiring environmental impact review of governmental actions in California. The Act applies generally to all activities undertaken by state and local agencies, and to private activities financed, regulated, or approved by state and local agencies.

California Environmental Protection Agency, Department of Toxic Substances Control (DTSC) – The lead government agency overseeing investigation and cleanup activities at the Site.

Deed Restriction – A document filed with the local county agency for a piece of property that places restrictions on how that property may be used.

Groundwater – Water beneath the ground surface that flows through openings between the grains of soil and rocks, usually very slowly.

Human Health Risk Assessment (HRA) – A study that evaluates the potential human risks posed by a site. It calculates both the cumulative cancer and non-cancer risk.

Lead – A metal that is naturally occurring, but is also found in the environment due to man made sources (e.g. paint, leaded gasoline, etc.). Lead can be toxic if eaten or inhaled.

Polychlorinated Biphenyls (PCBs) – A group of hazardous chemicals used in transformers and capacitors for insulating purposes. They can accumulate in the food chain and are suspected of causing cancer.

Polycyclic Aromatic Hydrocarbons (PAHs) – A group of six-carbon ring hydrocarbons that are found in oil and tar, or as a result of combustion materials. They are cancer-causing chemicals that affect the body at the point-of-contact.

Petroleum Hydrocarbons – Compounds that come from oil, such as gasoline, grease, oil, and diesel fuel.

Removal Action Workplan (RAW) – A Plan, approved by DTSC, that outlines a specific program leading to the remediation of a contaminated site. Once the draft RAW is prepared, comments from the public are solicited for a period of no less than 30 days. After the public comment period has ended and public comments have been considered and responded to in writing, DTSC approves the final remedy for the site (the final RAW).

ANUNCIO

Si prefiere hablar con alguien en español acerca de ésta información, favor de llamar a Jacinto Soto, Departamento de Control de Substancias Tóxicas. El número de teléfono es (510) 540-3842.

FOR MORE INFORMATION

Project Contacts: If you have questions or concerns regarding site cleanup, please contact either: Lynn Nakashima, DTSC Project Manager at (510) 540-3839, or Rachelle Maricq, DTSC Public Participation Specialist at (510) 540-3910. For questions regarding the Amtrak maintenance facility, please contact Liz O'Donoghue at (510) 238-4360.

INFORMATION REPOSITORIES

This draft RAW and the CEQA document, which are part of the Administrative Record for the Site, as well as other documents relating to the Site are available for public review at the following locations:

Oakland Public Library
West Oakland Branch
1801 Adeline Street
Oakland, CA
(510) 238-7352

DTSC File Room
700 Heinz Avenue, Suite 200
Berkeley, CA 94710
(510) 540-3800
Hours: 8 a.m. to 5:00 a.m.
Please call for an appointment

NOTICE TO HEARING IMPAIRED INDIVIDUALS

TDD users can obtain additional information about the Site by using the California State Relay Service (1-888-877-5378) to reach PPS at (510) 540-3910.

Rachelle Maricq
DTSC
700 Heinz Avenue, Suite 300
Berkeley, California 94710-2721

**INSIDE:
PUBLIC COMMENT PERIOD
FOR AMTRAK SITE**